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Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Unit 2 Park Lane, Halesowen West Midlands B63 2RA

TO LET

INDUSTRIAL / WAREHOUSE

Size
4,603 sq ft (428 sq m)

Rent
£20,000 per annum exclusive

Portal framed construction

5.49m (18 ft.) to underside of haunch

Popular area

http://www.sellers-surveyors.co.uk/qlink2479

Location

The premises are located on the B4174 Park Lane. The Motorway Network is accessible via Junction 3 of the M5 at Halesowen.

Description

The two bay unit is of concrete portal framed construction with brick/corrugated asbestos walls surmounted by two pitched, corrugated asbestos roofs incorporating filon roof lights. Access is via a roller shutter door. Height to underside of haunch 5.49m (18 ft) approx.

There is an external toilet block.

Accommodation (Gross Internal Area) approx.

Warehouse	-	4,472 sq.ft.	(415.65 sq.m.)
Toilets	-	130 sq.ft.	(12.11 sq.m.)
Total		**4,603 sq.ft.**	**(427.76 sq.m.)**

Lease Terms

The unit is available with the benefit of a new lease for a term to be agreed. The tenant will be responsible for all repairs/decorations and the insurance premium as arranged by the Landlord.

Rent

£20,000 per annum exclusive

Services

All mains services, except gas are connected.

V.A.T.

V.A.T. may be levied on the rent etc.

Rating Assessment

Rateable Value (2023): £17,250.

U.B.R. 55.5p in the £ (2025/2026).

Rateable Value (2026): £14,750

U.B.R. 48p in the £ (2026/27).

Energy Performance Certificate

EPC Rating - E.

Viewing

Strictly by appointment with the Sole Agents - Sellers Chartered Surveyors - 01384 456789.

Matthew Pearcey - 07764 269803

matthewpearcey@sellers-surveyors.co.uk

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